

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Mingo County Housing Authority of Mingo County</u> PHA Code: <u>WV037</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>35</u> Number of HCV units: <u>1443</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th><th>HCV</th></tr> <tr> <td>PHA 1:</td><td></td></tr> <tr> <td>PHA 2:</td><td></td></tr> <tr> <td>PHA 3:</td><td></td></tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of Mingo County is committed to building better neighbors by providing comprehensive housing and economic development opportunities through creative and professional service in partnership with the community.												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>EXECUTIVE SUMMARY OF THE PHA PLAN</u> The Housing Authority of Mingo County has prepared this annual and 5 year plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. The HAMC is committed to continue work to accomplish its mission by continuing to maintain and create new partnerships with the families, landlords, and community agencies. The HAMC plans to increase the available assistance by requesting funds when available. The Housing Authority has set forth realistic, achievable goals and objectives for the next five years. It is our intent to continue economic development efforts, promote self-sufficiency of assisted families, therefore improving neighborhoods. <u>GOALS AND OBJECTIVES FOR 2010-2014</u> 1) Expand the supply of assisted housing: a) Manage public housing to maintain a minimum of a 95% lease up rate b) Manage the Housing Choice Voucher Program to maintain a minimum of a 95% lease up rate c) Acquire or build one affordable unit per year 2) Improve the quality of assisted housing: a) Improve public housing management – manage the public housing program to achieve a minimum of standard performer under PHAS b) Manage the Housing Choice Voucher Program to achieve a minimum of standard performer under SEMAP 3) Increase assisted housing choices: a) Continue voucher homeownership program b) Continue other homeownership programs – Manage the homeownerships to achieve building one unit of affordable housing per year c) Apply for funding to construct affordable units d) Leverage funds for construction of affordable units by partnering with one private sector partner and public agencies 4) Ensure Equal Opportunity and affirmatively further fair housing a) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability b) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability c) Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.												

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
- Housing Authority of Mingo County
5026 Helena Avenue
Delbarton, WV 25670

PHA Plan Elements**POLICIES GOVERNING ELIGIBILITY, SELECTION AND ADMISSION
PUBLIC HOUSING****1. Eligibility****When does the PHA verify eligibility for admission to public housing?**

Applicant eligibility for admission is verified at time a unit is available

Which non-income screening does the PHA use to establish eligibility for admission to public housing?

Criminal or Drug-related activity
Rental History
Housekeeping
Credit Reports
Personal References

Does the PHA request criminal records from local law enforcement agencies for screening purposes?

Yes

Does the PHA request criminal records from State law enforcement agencies for screening purposes?

No

Does the PHA access FBI criminal records from the FBI for screening purposes?

No

Waiting List Organization**Which methods does the PHA use to organize its public housing waiting list?**

Community-wide list

Where may interested persons apply for admission to public housing?

PHA main administrative office
PHA development site management office

Site-based waiting list. The HAMC has not operated a site-based waiting list in previous years and does not plan on operating a site-based waiting list in the coming year.

Assignment – How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? Three or more

Admissions Preferences-Income targeting. Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

No

Transfer policies: In what circumstances will transfers take precedence over new admissions?

Emergencies
Over-housed
Under-housed
Medical justification
Administrative reasons determined by the PHA (e.g., to permit modernization work)

Preferences: Has the PHA established preferences for admission to public housing other than date and time of application?

No

Occupancy: What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

The PHA-resident lease
The PHA's Admissions and (Continued) Occupancy policy
PHA briefing seminars or written materials

How often must residents notify the PHA of changes in family composition?

At an annual reexamination and lease renewal
Anytime family composition changes
At family request for revision

Deconcentration and Income Mixing: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule?

No

6.0

**POLICIES GOVERNING ELIGIBILITY, SELECTION AND ADMISSION
SECTION 8**

Eligibility

What is the extent of screening conducted?

Criminal or Drug-related activity

Does the PHA request criminal records from local law enforcement agencies for screening purposes?

No

Does the PHA request criminal records from State law enforcement agencies for screening purposes?

No

Does the PHA access FBI criminal records from the FBI for screening purposes?

No

Indicate what kinds of information you share with prospective landlords?

Name and address of last known landlord

Waiting List Organization

With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged:

None

Where may interested persons apply for admission to public housing?

PHA main administrative office

PHA development site management office

Search Time: Does the PHA give extensions on standard 60-day period to search for a unit?

Yes – 60 day extensions are automatic in accordance with HAMC's administrative plan

Admissions Preference Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 to families at or below 30% of median area income?

No

Which of the following preferences does the PHA plan to employ in the coming year?

The HAMC does not employ preferences

In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

The Section 8 Administrative Plan

Briefing sessions and written materials

How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through public notices

Briefing sessions

2. FINANCIAL RESOURCES

PLANNED SOURCES AND USES

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a. Public Housing Operating Fund	\$ 115,803	
b. Public Housing Capital Fund	\$ 81,358	
c. HOPE VI Revitalization	\$ 0	
d. HOPE VI Demolition	\$ 0	
e. Annual Contributions for Section 8 Tenant based Assistance	\$4,421,979	
f. Resident Opportunity and Self-Sufficiency grants	\$ 32,138	
g. Community Development Block Grants	\$ 0	
h. HOME	\$ 0	
i. Other Federal Grants (list below)		
Housing Preservation Grants	\$ 20,000	Owner Occupied Repairs
Counseling Grant	\$ 17,495	Counseling
SHOP Grant	\$ 0	
WV Housing Trust Fund	\$ 300,000	Permanent Housing

WV Housing Development Fund	\$ 72,000	Land Development
WV Housing Trust Fund	\$ 0	
2. Prior Year Federal Grants (unobligated funds only)	\$60,959.52	Re-surfacing of the parking lot and replacement of sub-floors in ten apartments at Magnolia Garden
	\$64,104.00	Interior doors-landscaping, refrigerators & ranges, dumpster enclosure and upgrade laundry facilities at Magnolia Garden
3. Public Housing Dwelling Rental Income	\$ 39,264	Operations
4. Other income		
5. Non-federal sources	\$ 48,000	Operations
TOTAL RESOURCES	\$5,148,037	

3. RENT DETERMINATION POLICIES

PUBLIC HOUSING

The PHA employs discretionary policies for determining income-based rent

What amount best reflects the PHA's minimum rent:

\$0

Has the PHA adopted any discretionary minimum rent hardship exemption policies?

Yes

Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

No

Does the PHA have ceiling rents?

No

Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

Anytime the family experiences an income increase

Anytime the family experiences an income decrease

FLAT RENTS

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

The Section 8 rent reasonableness study of comparable housing

Fair Market Rents as determined by HUD

SECTION 8

What is the PHA's payment standards?

Above 100% but at or below 110% of FMR

Why has the PHA selected this standard?

FMR's are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

To increase housing options for families

How often are payment standards reevaluated for adequacy?

Annually

What factors will the PHA consider in its assessment of the adequacy of its payment standard?

Fair Market Rents

What amount best reflects the PHA's minimum rent?

\$50

Has the PHA adopted any discretionary minimum rent hardship exemption policies?

No

4. OPERATION AND MANAGEMENT

PUBLIC HOUSING

A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches) and management of the PHA and programs of the PHA.

Public Housing maintenance and management policies are located in:

HAMC Admissions and Continued Occupancy Policy (ACOP)

Magnolia Garden Public Housing Dwelling Lease/Rules and Regulations

5. GRIEVANCE PROCEDURES

A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

PUBLIC HOUSING - Grievance Procedures are referred to in the Admissions and Occupancy Policy (ACOP). To initiate the grievance

process: Applicants and residents may request informal reviews at the Main Administrative Office or the developments's management office.

SECTION 8 – Grievance Procedures are referred to in the Section 8 Administrative Plan. To initiate the grievance process: Applicants and residents may request informal reviews at the HAMC's Main Administrative office.

6. DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES

With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and 5) the number of units affected.

1) Development Name/Number	2) Designation Type	3) Application Status	4) Date Approved	5) Units Affected
N/a				

7. COMMUNITY SERVICE AND SELF-SUFFICIENCY

A description of (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.

Compliance with Community Service requirements

The HAMC provides names and contacts to residents that are required to complete their community service obligations.

The HAMC provides in-house volunteer work to residents that are required to complete their community service obligations.

The residents are provided with the necessary documentation, such as the certification form, third party verification form and a copy of the Community Service Requirement Policy at initial lease-up and at recertification.

Community Services are tracked and verified by HAMC staff. Additional information is located in the Magnolia Garden dwelling lease and rules/regulations given to the residents at initial lease-up.

Family Self-Sufficiency Program

Program	Required number of Participants (start of FY2009)	Actual Number of Participants (As of July 1, 2009)
Public Housing	0	0
Section 8	7	16

The HAMC will continue the FSS program to promote both self-sufficiency and FSS homeownership programs. Additional information is located in the HAMC Administrative Plan

8. SAFETY AND CRIME PREVENTION

For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

(i) A description of the need for measures to ensure the safety of public housing residents; Continue lease with on-site police officer to promote crime reduction initiative.

(ii) A description of any crime prevention activities conducted or to be conducted by the PHA; the Security System has been upgraded effective October 2008 and will continue to be monitored to promote crime reduction

(iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities; On-site police office provides crime data to HAMC staff for analysis and action, police has established a residence on-site, police regularly testifies in and otherwise support eviction cases; police regularly with management and residents.

(iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. PETS

A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.

The HAMC has a pet policy permitting pet ownership to residents of public housing.

Assistive animals are not considered pets. They are to be used to give assistance to persons with disabilities (a physical or mental impairment that substantially limits one or more major life activities, a record of such impairment, or being regarded as having such impairment) and are necessary

as a reasonable accommodation.

Additional details and rules are available in Magnolia Garden (ACOP) policy

10. CIVIL RIGHTS CERTIFICATION

A PHA will be considered in compliance with the Civil Rights and AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. FISCAL YEAR AUDIT

FY 2008 Audit has been completed and the HAMC is awaiting results from the auditor. These results are expected to be received at any time.

12. ASSET MANAGEMENT

The Operating Fund Final Rule exempts housing authorities with fewer than 250 units from an asset management model. The HAMC has optioned not to convert to asset management with 35 units of public housing.

13. VIOLENCE AGAINST WOMEN'S ACT (VAWA). Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Housing Authority of Mingo County Policy

The HAMC provides documentation regarding HAMC policy for VAWA to all applicant families as part of the orientation briefing documentation.

The HAMC acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the HAMC's policies. Therefore, if the HAMC makes a determination to deny admission to an applicant family, the HAMC will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and One of the following:

A police or court record documenting the actual or threatened abuse, or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal review (see section 16-III.D) or must request an extension in writing at that time. If the applicant so requests, the HAMC will grant an extension of 10 business days, and will postpone scheduling the applicant's informal review until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant the HAMC determines the family is eligible for assistance, no informal review will be scheduled and the HAMC will proceed with admission of the applicant family.

Perpetrator Removal or Documentation of Rehabilitation

HAMC Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, the HAMC will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the assisted housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully.

The victim and perpetrator must also sign or attest to the documentation. This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

HAMC Confidentiality Requirements

All information provided to the HAMC regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

The HAMC Violence Against Women Act (VAWA) policy is located in the HAMC's administrative plan.

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/a			
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.			
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.			
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.			
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.			
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.			
	Housing Needs of Families on the HAMC's waiting list			
	Waiting List type:			
	X Section 8 tenant based assistance			
	X Public Housing – N/A no applicants are on the waiting list			
		# of families	% of total families	Annual Turnover
	Waiting list total	522		1,517
	Extremely low income <=30% AMI	434	83%	
	Very low income (>30% but <=50% AMI)	50	10%	
	Low Income (>50% but <80% AMI)	38	7%	
Families with children	475			
Elderly families	12			
Families with Disabilities	29			
Race/ethnicity-White	486	93%		
Race/ethnicity-Black/African American	3	7%		
Race/ethnicity-Asian	1	0%		

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategy 1 Maximize the number of affordable units available to the HAMC within its current resources by:</p> <ol style="list-style-type: none"> 1. Employ effective maintenance and management policies to minimize the number of public housing units off-line 2. Reduce turnover time for vacated public housing units 3. Reduce time to renovate public housing units 4. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required 5. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies <p>Strategy 2 Increase the number of affordable housing units by:</p> <ol style="list-style-type: none"> 1. Apply for Section 8 units should they become available 2. Leverage affordable housing resources in the community through the creation of mixed-finance housing 3. Pursue housing resources other than public housing or Section 8 tenant-based assistance <p>Strategy 3 Target available assistance to families at or below 30% of AMI</p> <ol style="list-style-type: none"> 1. Adopt rent policies to support and encourage work <p>Strategy 4 Target available assistance to families at or below 50% of AMI</p> <ol style="list-style-type: none"> 1. Adopt rent policies to support and encourage work <p>Strategy 5 Target available assistance to the elderly</p> <ol style="list-style-type: none"> 1. Apply for special-purpose vouchers targeted to the elderly should they become available <p>Strategy 6 Target available assistance to Families with Disabilities</p> <ol style="list-style-type: none"> 1. Apply for special-purpose vouchers targeted to families with disabilities should they become available <p>Strategy 7 Conduct activities to affirmatively further fair housing</p> <ol style="list-style-type: none"> 1. Counsel section 8 tenants as to location of units outside of poverty or minority concentration and assist them to locate those units 2. Market the section 8 program to owners outside of areas of poverty/minority concentrations <p>Reasons for Selecting Strategies</p> <ol style="list-style-type: none"> 1. Funding constraints 2. Staffing constraints 3. Limited availability of sites for assisted housing 4. Extent to which particular housing needs are met by other organizations in the community 5. Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the HAMC 6. Influence of the housing market on HAMC programs 7. Community priorities regarding housing assistance 8. Results of consultation with local or state government 9. Results of consultation with advocacy groups
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><u>REPORT ON PROGRESS THE HAMC HAS MADE IN MEETING GOALS AND OBJECTIVES FOR FROM THE PREVIOUS 5 YEAR PLAN: 2004-2009</u></p> <p>1) Reduce public housing vacancies: Reduce public housing vacancies by one percent</p> <ul style="list-style-type: none"> a) 2005 Vacancy Rate – 91% b) 2006 Vacancy Rate – 94% c) 2007 Vacancy Rate – 96% d) 2008 Vacancy Rate – 95% e) 2009 Vacancy Rate – 99% <p>2) Acquire or build units or developments: acquire or build one affordable unit per year</p> <ul style="list-style-type: none"> a) 2005-32 units completed b) 2006-45 units completed c) 2007-16 units completed d) 2008-14 units completed e) 2009-4 units completed <p>3) Improve public housing management (PHA score) Manage the public housing program to achieve at a minimum a standard performer under PHAS</p> <ul style="list-style-type: none"> a) 2005 PHAS Performance – Standard b) 2006 PHAS Performance – Standard c) 2007 PHAS Performance – Standard d) 2008 PHAS Performance – Standard e) 2009 PHAS Performance – Standard <p>4) Improve voucher management: (SEMAP score) Manage the voucher program to achieve at a minimum a standard performer under SEMAP</p> <ul style="list-style-type: none"> a) 2005 PHAS Performance – High b) 2006 PHAS Performance – Standard c) 2007 PHAS Performance – High d) 2008 PHAS Performance – High e) 2009 PHAS Performance – Standard <p>5) Implement voucher homeownership program: Implement homeownership program to close one unit of affordable housing per year</p> <ul style="list-style-type: none"> a) <u>2005-8 voucher homeownerships completed</u> Garfield Brewer, Christina Wray, Melody Thompson, Mary Brescoach, Christina Tolliver, Martha Hood, Arthur Collins, Cynthia Berry b) <u>2006-4 voucher homeownerships completed</u> Thelma Waller, Lori Mayhon, Lisa Fields, Alicia Wallace c) <u>2007-3 voucher homeownerships completed</u> Tammy Ball, Nevada Kaufman, Kevin Edwards d) <u>2008-3 voucher homeownerships completed</u> Virginia Tiller, Tina Justice, Georgia Conley e) 2009-0 <p>6) Apply for funding to construct affordable units Carewood-HAMC has been awarded funds to construct 4 units of affordable housing for elderly/disabled families</p> <p>7) Leverage funds for construction of affordable units by partnering with one private sector partner and public agencies Carewood-Funding has been provided by partnering with the following entities: SHP-\$200,000 FHLB of Atlanta - \$329,000 FHLB of Pittsburgh-\$329,000 Trust Fund-\$300,000 Private/Loans-\$292,000</p> <p>8) Implement public housing security improvements: Upgrade public housing security by December 31, 2009 The security camera system at Magnolia Garden was upgraded in October, 2008.</p> <p>9) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin sex, familial status, and disability HAMC has adopted an Affirmative Fair Housing Marketing Plan that outlines prevention of discrimination based on race, color, religion, national origin, sex, familial status, and disability</p> <p>10) Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability HAMC has adopted an Affirmative Fair Housing Marketing Plan that outlines prevention of discrimination based on race, color, religion, national origin, sex, familial status, and disability</p> <p>11) Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required HAMC has adopted an Affirmative Fair Housing Marketing Plan that outlines prevention of discrimination based on race, color, religion, national origin, sex, familial status, and disability</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Housing Authority of Mingo County hereby defines "Significant Amendment" and "Substantial Deviation/Modifications" as actions that cause:</p> <ul style="list-style-type: none"> i) Changes to rent or admissions policies or organization of the waiting list ii) Additions of non-emergency work items (items not included in the current annual Statement or Five-Year Action Plan) or changes in use of replacement reserve funds under the Capital Program iii) Significant Amendment or Modification to the Annual Plan: Changes to rent or admissions policies or organization of the waiting list

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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

- 9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- 9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- 10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:
- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
 - (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
 - (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**
- 11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
 - (f) Resident Advisory Board (RAB) comments.

RESIDENTS MEETING

II. AUGUST 18, 2009

Magnolia Garden Community Room
AT 2:30 pm.

Brenda Hunt opened the meeting by welcoming everyone, she informed the residents in attendance that the agenda for this meeting was to try to select a resident advisory board and to discuss the requirements of community service.

Brenda discussed the importance of having a resident's advisory board. The resident board can have a big input on suggesting how money is spent that is awarded to public housing. They could suggest replacing stoves, washbasins, bedroom doors, playground equipment, shrubbery, etc. The resident's advisory board can have input to help develop some after school programs such as tutoring, computer classes, readiness and even a neighborhood watch program. The resident's board could work together to get changes made to the lease and rules. They could develop and sponsor a little league team. There are so many different things a resident advisory board could do if they are willing to work together. Brenda asked for volunteers to work and serve on a resident advisory board and asked them to sign acknowledging their intent to serve. Eugenia Hatfield apartment # 308 asked how often would the board meet, I told her that would be up to the board members, once a month or once every three months, Brenda advise them they could use the back community room for their meetings and she would work with them and help them in anyway she could.

Brenda presented a copy of the proposed PHA plan for 2010 along with the 5-year plan for 2010-2014 and asked for comments from the residents. After review, the residents offered no comment.

There were eight residents in attendance at the meeting today and six of them stated they would serve on the board. Volunteers were # 307 Leisha Perkins, # 308 Eugenia Hatfield, # 105 Pamela Mounts, # 404 Charlotte Prater, # 206 Bobby & Brittany Scott.

Brenda opened the discussion of community service requirements. Brenda informed the residents there are residents not in compliance with their community service hours. She explained the HUD requirement that if you are 18 years old or older and are not handicap, disabled, or working, or going to school/college full time then each person in the unit that is eighteen year old or older are required to do 8 hours per month of community service or 96 hours per year. Community service can be completed at any non-profit organization. Brenda informed the residents of how many hours they are behind in community service and gave them a time frame to get them current. Those residents who choose not to do community service will have their leases terminated or when it is time to renew the lease, a lease refusal will be issued to that household. She discussed that this agency is willing to work with residents who needs help getting their hours.

Several questions were asked and answered regarding community service requirements. Brenda assured the residents she would be following up individually with the ones that needed to fulfill the requirements.

No further questions were asked and Brenda declared the meeting adjourned. The next resident advisory board meeting will be held on October 6, 2009, at 1:00 pm. Refreshments will be served.

- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF MINCO COUNTY		Grant Type and Number Capital Fund Program Grant No: WY15P0375107 Replacement Housing Factor Grant No: Date of CFFP: 10/2007		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision not <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CTF Funds				
2	1405 Operations (may not exceed 20% of line 2E) ³	67,001.00		67,001.00	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 2E)				
5	1411 Audit				
6	1413 Equitable Housing				
7	1416 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465 Dwelling Equipment—Nonresidential				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving or Wink Demonstration				
16	1495 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report in a Revised Annual Statement.

³ PHAs with under 250 units in emergency may use 100% of CTF Grants for operations.

⁴ RHH funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PIHA Name: HOUSING AUTHORITY OF: MINCO COUNTY		Grant Type and Number Capital Fund Program Grant No: WY15P00150107 Replacement Housing Factor Grant No: Date of CFFP: 10/2007		FFY of Grant: 2007 RFY of Grant Approval: 2007	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grants: (sum of lines 2 - 19)	67,001.00		67,001.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: Belinda Harness		Date: 12/7/2009		Signature of Public Housing Director: Belinda Harness Date:	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PIHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RTIP funds also be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

[illegible]

[illegible]

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OPIB No. 2577-0226
Expires: 4/30/2011

Part I: Summary

PHA Name: HOCSINC
AUTHORITY OF MINGO COUNTY

Grant Type and Number
Capital Fund Program Grant No: WY15PC04750108
Replacement Housing Factor Fund No:
Date of CFFP: 12/2008

FY of Grant: 2008
FY of Grant Approval: 2008

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no.)
☐ Final Performance and Evaluation Report

Line	Activity by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ³ Expended
1	Total Non-CFF Funds				
2	1405 Operations (may not exceed 10% of line 21) ⁴	64,274		64,274	
3	1405 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1420 Fees and Costs				
8	1430 Site Acquisition				
9	1430 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁵				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHD Funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No. WV15P0375008 Replacement Housing Factor Grant No. Date of CFFP: 10/2008		FY of Grant: 2008 FY of Grant Approval: 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ¹	Obligated	Expended
18a	LSGI Collateralization or Debt Service paid by the PHA				
18b	MSO Collateralization or Debt Service paid Via System of Direct Payment				
19	LSGI Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant ² (sum of lines 2 - 15)	64,274		64,274	
21	Amount of line 20 Related to JRP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Belinda Harness		Date 12/7/2009		Signature of Public Housing Director Belinda Harness	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF Funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15PO3750108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quanti ty	Total Estimated Cost		Total Actual Cost		Status of Work
				Origin al	Revised	Funds Obligated	Funds Expended	
WV15PO37	Operations	1406		64,274		64,274		Completed

[illegible]

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expiring 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Capital Fund Program Grant No. WY15PO3750109 Replacement Housing Factor Grant No. Date of CFFP: 10/20/09			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Disaster <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no.) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ² Expended
1	Total non CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	4,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	59,074			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHP funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PLA Name: TROTSGING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15P037S0109 Replacement Housing Factor Grant No: Date of CHFP: 10/2009		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Title: Summary by Developmental Account					
		Total Estimated Cost Original Revised ²		Total Actual Cost Obligated Expended	
18a	1501 Collateralization or Debt Service paid by the PLDA				
18bn	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grants (sum of lines 2 - 19)	67,574			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Belinda Harness		Date 12/7/2009		Signature of Public Housing Director 12/7/2009 Belinda Harness	
				Date	

- ¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PLAs with under 250 units in management may use 100% of CHFP Grants for operations.
⁴ RHH funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15PO3750109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quanti ty	Total Estimated Cost		Total Actual Cost		Status of Work
				Origin al	Revise d	Funds Obligated	Funds Expended	
WV15PO37	Administration	1410		4,500	0	0	0	
	Fees & Cost	1430		4,000	0	0	0	
	Interior Doors	1460		30,500	0	0	0	
	Laundry Facilities	1450		10,000	0	0	0	
	Dumpster Enclosures	1450		2,000	0	0	0	
	Landscaping	1450		3,600	0	0	0	
	Refrigerators/Ranges	1465 1		12,974	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing

OMB No. 2577-0226

Expires: 4/30/2011

Part I: Summary

PHA Name: DOWNEY AUTHORITY OF DOWNEY COUNTY	Grant Type and Number: Capital Fund Program Grant No: WY03PE03790110 Replacement Housing Factor Grant No: Date of CFFP: 10/2010	FY of Grant: 2010 FY of Grant Approval: 2010
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Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Revised ²			Expended	
1	Total no CFFP Funds						
2	1400 Operations (may not exceed 20% of line 21) ³						
3	1403 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	4,510					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	4,000					
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	66,500					
11	1465 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 10% of CFFP funds for operations.

⁴ RHF funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:
**HOUSING
AUTHORITY OF
MINGO COUNTY**

Grant Type and Number
Capital Fund Program Grant No. WVLSP03750110
Replacement Housing Factor Grant No.
Date of CFFP: 10/2010

FFY of Grant: 2010
FFY of Grant Approval: 2010

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no:)

☐ Performance and Evaluation Report for Period Ending:

☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	75,000			
21	Amount of line 20 Related to TBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date 12/7/2009

Signature of Public Housing Director

Date

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RJTP funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15PO3750109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WV15PO37	Administration	1410		4,500	0	0	0	
	Fees & Cost	1430		4,000	0	0	0	
	Wash Basins	1460		8,000	0	0	0	
	Ranges	1465.1		19,000	0	0	0	
	Door Locks & Key System	1460		5,500	0	0	0	
	Landscaping/trees removed/shrubs replaced	1450		7,000	0	0	0	
	Exterior apt. lights	1460		3,500	0	0	0	
	Playground equipment	1450		7,500	0	0	0	
	Window screens	1460		7,000	0	0	0	
	Sidewalk Repairs	1450		9,000	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PIA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15503750109 Replacement Housing Factor Grant No: Date of CFFP: 3/18/2009		FY of Grant: 2009 FY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Findings <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-FYF Funds				
2	1400 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	8,100			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000			
10	1460 Dwelling Structures	47,258			
11	1465.1 Dwelling Equipment- Nonexpendable	8,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:
**HOUSING
AUTHORITY OF
MUSKOGEE COUNTY**

Grant Type and Number
Capital Fund Program Grant No: WY15S03050109
Replacement Housing Factor Grant No:
Date of CFFP: 3/18/2009

FFY of Grant: 2009
FFY of Grant Approval: 2009

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 4% of line 20)				
20	Amount of Annual Grants (sum of lines 2 - 19)	81,358			
21	Amount of line 20 Related to LDP Activities				
22	Amount of line 20 Related to Section 804 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date 12/7/2009

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management July use 100% of CFF Grants for operations.

⁴ RHC funds shall be included here

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF MINGO COUNTY		Grant Type and Number Capital Fund Program Grant No: WV15SO3750109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quanti ty	Total Estimated Cost		Total Actual Cost		Status of Work
				Origin al	Revise d	Funds Obligated	Funds Expended	
WV15PO37	Administration	1410		8,100	0	0	0	
	Parking Lot Resurfaced	1450		18,000	0	0	0	
	Replace Subfloor-10 Apts	1460		23,008	0	0	0	
	Replace 40 toilets-35 apts	1460		5,250	0	0	0	
	Replace hot water heaters-35 apts	1465.1		8,000	0	0	0	
	Replace gutters	1460		19,000	0	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Capital Fund Program Five-Year Action Plan

I: SUMMARY

PHA Name HOUSING AUTHORITY OF MINGO COUNTY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: WV15P037501101 PHA FY: 2011	Work Statement for Year 3 FFY Grant: WV15P03750112 PHA FY: 2012	Work Statement for Year 4 FFY Grant: WV15P03750113 PHA FY: 2013	Work Statement for Year 5 FFY Grant: WV15P03750114 PHA FY: 2014
WV15P037	Annual Statement	73,100	76,900	73,000	81,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :02 FFY Grant: WV15P03750111 PHA FY: 2011			Activities for Year: 03 FFY Grant: WV15P03750112 PHA FY: 2012		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	WV15PO37	Bathtub & Shower Units-17 units	64,600	WV15PO37	Bathtub & Shower Units-18 units	68,400
		Admin	4,500		Admin	4,500
		Fees & Cost	4,000		Fees & Cost	4,000
Total CFP Estimated Cost			\$73,100			\$76,900

Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

TAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year :04 FFY Grant: WV15P93750113 PHA FY: 2013			Activities for Year: 05 FFY Grant: WV15P03750114 PHA FY: 2014		
Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
WV15PO37	Heat Pumps-2 units	70,000	WV15PO37	Storm Doors-70	17,500
	Admin	4,500		Playground Equipment	35,000
	Fees & Cost	4,000		Interior Closet Doors	20,000
				Admin	4,500
				Fees & Cost	4,000
Total CFP Estimated Cost		\$78,500			\$81,000